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MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION NOVEMBER 5, 2008

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, Alternate Commissioner Geri Lanier, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Lanier would sit at the dais but would not actively participate this evening, since all Commissioners were present.

I. APPROVAL OF MINUTES

October 15, 2008, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the October 15, 2008, Planning Commission Meeting as submitted.

Vote: 5-0

II. CONSENT

AFP-08-031 -- The Dugout LLC CBD Zone
630 East Diamond Avenue
10,400 Sq.Ft. Baseball Facility
AMENDMENT TO FINAL PLAN REVIEW

Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Consent Agenda.

Vote: 5-0

III. SITE PLAN

AFP-08-032 -- Hughes Network Systems E-1/E-2 Zone
16050 Industrial Drive
Parking Lot Trailer
AMENDMENT TO FINAL PLAN REVIEW

Community Planning Director Schwarz located the property on an aerial photograph and the area where an 8'x40' trailer is proposed, noting the physical characteristics of the site.

Applicant Gray Booker, Century Fasteners Corporation, noted the proposed trailer would be used for the vendor management inventory program, i.e., stocking of materials that Century Fasteners Corporation supplies for Hughes Network Systems. He briefly described their business operations and presented the site plan, noting the trailer would be adjacent to the Hughes Network building. Mr. Booker indicated the trailer would be on location for three years to run operations, noting that is the projected time to demonstrate such operations can be run inside the existing building.

There was no testimony from the public.

Mrs. Schwarz noted that typically the Commission does not grant approval for trailers, except on a temporary basis; and as such, she voiced staff's recommendation for approval, as the plan meets the approval criteria with a condition that she listed. Chair Bauer recommended revising the condition to clarify the removal of the trailer from the site at the end of the term specified by staff. The Commission concurred on the revised language, as listed in the motion below.

Century Fasteners Corporation Branch Manager Wayne Marlowe inquired about filing for an extension of the approval. Chair Bauer noted that the Code allows for extension requests. Commissioner Hopkins pointed out that the subject application is approvable due to the temporary nature of this review, noting the applicant's test run of the business to ascertain its viability is a legitimate basis for approval. However, Commissioner Hopkins added that if the business is successful, extending the temporary installation would not necessarily follow.

Commissioner Kaufman moved, seconded by Commissioner Winborne, to grant AFP-08-032 - Hughes Network Systems, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172A, with the following condition:

1. The applicant is to remove the trailer after a three-year period (11/5/2011).

Vote: 5-0

IV. FROM THE COMMISSION

Alternate Commissioner Lanier

Reported finishing the Commission's training in CD form and commented favorably on its content.

Commissioner Winborne

Commented on the significance of this year's Election Day in the country's history. Vice-Chair Levy and Alternate Commissioner Lanier echoed his comments.

V. FROM STAFF

Planning and Code Administration Director Ossont

1. Section 24-211 of the City Code – Election Signs

Director Ossont referenced his October 30, 2008, Memorandum to the Commission and accompanying information provided by the American Civil Liberties Union of Maryland (ACLUM). Director Ossont briefly discussed the basis for a text amendment to the above-referenced section of the Zoning Ordinance and asked the Commission's guidance as to how to proceed. The Commission agreed to sponsor the text amendment and directed staff to proceed with advertisement of the draft ordinance for public hearing.

2. Reported that Text Amendment T-385 relative to residential site plans (§ 24-168A) was adopted and will become effective November 24, 2008. He also reported the City Council requested copies of reports on the implementation of the ordinance, which will include copies of improved application forms and brochures for the new process. He added that properties that are the subject of building permit or tree removal requests will be posted.

Community Planning Director Schwarz

Listed two joint public hearings on December 1, 2008, and one regular Planning Commission meeting next month, which is scheduled for December 3.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:45 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary